



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 VARSITY ESTATES Circle #1206, Calgary T3A 2C5**

MLS® #: **A2168894**

Area: **Varsity**

Listing Date: **09/28/24**

List Price: **\$468,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **743**

Low Sqft:

Ttl Sqft: **743**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**54**

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Penthouse**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Enclosed, Parkade, Secured, Titled, Underground**

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil, Natural Gas**

Sewer:

Ext Feat: **Balcony, Courtyard, Lighting**

Construction:

**Brick, Concrete**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked**

Int Feat: **Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13' 9" x 9' 5"</b>
<b>Laundry</b>	<b>Main</b>	<b>4' 9" x 3' 6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12' 4" x 11' 8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18' 11" x 12' 4"</b>
<b>Den</b>	<b>Main</b>	<b>10' 11" x 8' 3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8' 8" x 4' 11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$550

**Fee Simple**  
Fee Freq:  
**Monthly**

**DC**

Legal Desc: **1413211**

Remarks

Pub Rmks: **Welcome to this stunning 1-bedroom plus den penthouse condo in the highly sought-after Varsity neighborhood! This west-facing unit offers breathtaking panoramic views of the mountains, filling your living space with natural light and serenity. With just under 750 sqft of well-designed living, this condo boasts a spacious bedroom, a functional den/office space that opens onto a Juliette balcony—perfect for relaxing with a coffee and soaking in those mountain vistas while taking a break from work or studying. The kitchen features modern stone countertops and a convenient breakfast bar, ideal for casual dining or entertaining. The open-concept living room also provides uninterrupted mountain views, creating a peaceful ambiance for unwinding or hosting guests. The generous bedroom includes a walk-through closet that leads to your 4-piece bath, ensuring comfort and convenience. Additional features include in-suite laundry, adding to the ease of living in this beautiful penthouse. This unit is a perfect blend of comfort, and functionality, making it a rare gem in the heart of Varsity. Close to shopping, U of C and hospitals, Don't miss your chance to make it yours!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















